

BOARD BRIEF

Date: September 24, 2021

BOARD INFORMATION: X

MEETING PREPARATION:

FROM: Sophie Huemer, Planner II
Erika Gulick, Director, Capital Programs, Planning & Design

THROUGH: Dr. Alicia Hart, Executive Director, Facilities & Operations
Stephen Wilkins, Ed.D., Chief of Staff
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Meagan Alderton, Chair, and
Members of the Alexandria City School Board

TOPIC: High School Project Update

ACPS 2025 STRATEGIC PLAN GOAL:

Goal 4: Strategic Resource Allocation

Goal 5: Family and Community Engagement

SY 2020-2021 FOCUS AREA:

Focus Area 3: Strategic Plan Implementation

FY 2022 BUDGET PRIORITY:

Implementation of 2025 Strategic Plan

Complete Educational Programming Design for HS Project

SUMMARY:

Project Progress

Upon the School Board voting for the “Pinwheel Concept” as the design option for the new Minnie Howard High School, progress on the redevelopment project commenced. During the Summer of 2021, the project entered the Schematic Design phase and then Design Development phase (per the original schedule).

Engagement Activities

Community meetings, along with Superintendent Advisory Group Meetings, were held in May, June, and August as the design of the new school was refined. Additionally, ACPS requested stakeholder and community feedback on the design through a community feedback form.

Budget

A budget estimate was created at the Schematic Design Phase and updated at the Design Development Phase (Table 1) by Gilbane Building Company, who joined the team as the

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Construction Manager at Risk in June. The 100% Design Development estimate will be reconciled with the estimate produced by the Architect and then ACPS and the consultant team will engage in value management activities. Based on the most recent estimate, ACPS is on track with the budget. Given the size of this project, stage of the design progress, and the value management effort anticipated in the fall, ACPS expects to keep its portion of the project on budget.

Table 1: Design Development Cost Estimate

Program	Budget	DD Cost Estimate
High School Program	\$150M	\$150.7M
Aquatic Facility	\$18.5 M	\$18.1M
Alexandria Health Department (Teen Wellness Center)	TBD	\$1.1M
Department of Community and Human Services (DCHS)	TBD	\$7.8M

Upcoming Milestones and Anticipated Schedule

The project has several important upcoming milestones through the fall and into early 2022. For city review, the Site Plan (DSUP) is on schedule for public hearing and approval by the Planning Commission on January 4, 2022 and by City Council on January 15, 2022. ACPS anticipates starting construction as early as March 2022. School Board decisions on future procurement items to support construction are outlined in the attached document. Based on feedback from our Construction Management team, design progress and city coordination, ACPS expects to keep the construction for the project on time with the new school building opening in August 2024.

Attached is a document providing updates on the project since April 2021, as well as next steps and decision points for the School Board's awareness. These updates, along with a more in-depth review of site amenities and sustainability will be included in the September 27th community meeting and September 29th Superintendent's Advisory Team meeting.

BACKGROUND:

The High School Project began in the summer of 2018 and has progressed steadily over the last three years. In 2019, the School Board voted to pursue a Connected High School Network. Following more than a year of planning, ACPS hired design team Perkins Eastman in December 2020, to execute the pre-design and design for the redevelopment of the Minnie Howard Campus. Below key project milestones have occurred to date:

- On February 4, 2021, the School Board voted unanimously to exclude affordable housing as a colocation option on the Minnie Howard campus.
- On March 4, 2021, the School Board voted to approve the full EdSpec document.

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- On April 8, 2021, the School Board voted for the Pinwheel Concept as the design for the new Minnie Howard.
- On May 17, 2021, the High School Project team began the Development Special Use Permit (DSUP) process with a Concept I and II submission to the City.
- A community meeting was held on May 3, followed by a Superintendent's Advisory Team meeting on May 4 to update the community on the design process, site elevation and next steps.
- On June 9, 2021, City Council approved additional funding to be coupled with ACPS funding to support an aquatic facility at Minnie Howard. ACPS also received the schematic design submission from architects Perkins Eastman.
- On June 21, the project team hosted a community meeting. At the meeting, the team shared an Animation Draft of the Minnie Howard Campus, and requested feedback on the design through a community feedback form that was open from June 21 to June 29. Over 400 people participated in the survey, including staff and students, and results from the feedback form showed a generally positive reaction to the design. A Superintendent's Advisory Team meeting was also held on June 23 to discuss community attitudes towards the design.
- In June 2021, Gilbane Building Company joined the team as the Construction Manager at Risk and started collaboration on pre-construction efforts.
- In August 2021, the project team continued to refine the site design with 16 focus group meetings with internal staff and users. The final layout for the aquatic facility was also selected. Loring Engineering Consultants joined the team as the commissioning agent, and an RFP for an external project management support partner was released. A community meeting was held on August 10 to inform the community of the refined site design, and provide an update on decision making concerning the aquatic facility. Community response to these topics and to the design process were discussed in a Superintendent's Advisory Team meeting on August 11.

RECOMMENDATION: The Superintendent recommends that the School Board review the information provided in the memo and attachment.

IMPACT:

This work allows the High School Project to continue to progress.

ATTACHMENTS:

Attachment 1 – School Board Brief Document

CONTACT:

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